

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

**Meeting ID: 961 610 0275 and Passcode: 892471**

***We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.***

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press **\*6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing **\*6**.

**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**January 10, 2024, 1:30 p.m.**

1. **Call to order.**

2. **A public hearing to consider each of the following;**

**APPEAL #20442** – Appeal filed by Created New Ministries, c/o Shauna Walker, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a church, at 1217 Tyler St. *(Continued from December 21, 2022)*

**WARD 14                      #AOP-8614-22                      ZONE: “D” – Multiple-Family Dwelling District**

**APPEAL #11695** – Appeal filed by Anderson Design Consultants, LLC, c/o Albert Anderson, from the determination of the Building Commissioner in the denial of a building permit authoring the Petitioner to complete interior and exterior alterations, per plans for a restaurant, at 700-04 Allen Ave.  
*(continued from 11/30/22)*

**WARD 8                      #AB-570970-22                      ZONE: “G” – Local Commercial and Office District**

**APPEAL #20507** – Appeal filed by Peter & Paul Community Services, c/o Anthony D’ Agostino, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a homeless shelter/transitional facility, with 150 beds max, at 110-112 Sidney St.

**WARD 8                      #AOP-10340-23                      ZONE: “K” – Unrestricted District**

**APPEAL #20508** – Appeal filed by Arch Auto Mall, LLC, c/o Petrit Larashi, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a used auto sales business, (no detailing, no repair), with inside and outside storage, at 4132 Gravois Ave.

**WARD 6                      #AOP-10360-23                      ZONE: “G” – Local Commercial and Office District**

**APPEAL #11816** – Appeal filed by Scott Richter and Nabil Mousa, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to do an Addendum to Permit #AB-568052-22 for interior renovations to convert a church to a single-family home, per plans, at 1034 S. Kingshighway Blvd.

**WARD 9                      #AB-577232-23                      ZONE: Forest Park Southeast Form Base District –  
Neighborhood Core Envelope Standard and  
ZONE: “E” – Multiple-Family Residential Dwelling District**

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

**A.** Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on January 3, 2024.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:     Via Email:  
          Zoning Staff  
          Randall Mourning, Building Commissioner's Office  
          Ed Ware, Building Inspection Section  
          Jared Boyd, Mayor's Office  
          Charles Coyle  
          Neal Richardson  
          Neighborhood Stabilization Team  
          Dale Ruthsatz, SLDC  
          Sherran White, Building Inspection Section  
          Brian Alcaraz, Building Inspection Section  
          Chris Schlumm, Building Inspection Section  
          Rob Orr, SLDC  
          Durrell Smith  
          Peter Phillips  
          Bennett Anderson  
          Lisa Otke  
          Project Connect

Via Email with Attachments  
          City Counselor  
          Board Members  
          Tracy Billups  
          Debra Aaron

Via Hard Copy with Attachments:  
          Mary Hart Burton, Zoning Administrator